3AB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00

Hope Patterson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF AUGUST, 2013.

Patrice J. Galaway
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5666 FRISBIE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Frisbie and Ashley Frisbie	F&M Bank	161-10-0-B 068.00 CO
309 Harwich Court	10 Cadillac Dr. Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK R. HUNT AND WIFE ELIZABETH A. HUNT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL FRISBIE AND ASHLEY L. FRISBIE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 309 Harwich Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 5th day of August, 2013.

Frank R. Hunt
by: Frank R. Hunt by Chad I. Pearman, Attorney in fact
Chad I. Pearman, attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20130068153 DEEDWARR
Recvd: 08/08/13 10:54 2 pgs
Fees:13.00 Taxes:714.10
20130808-0083236

Elizabeth A. Hunt
by: Elizabeth A. Hunt by Chad I. Pearman, Attorney in fact
Chad I. Pearman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 5th day of August, 2013, before me personally appeared Chad I. Pearman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Frank R. Hunt and Elizabeth A. Hunt** and acknowledged that executed the same as the free act and deed of said **Frank R. Hunt and Elizabeth A. Hunt**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public Pam S. Houser

My Commission Expires:

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

file # 13-P5666 FRISBIE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 259, SECOND REVISION-PHASE SIX, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Elizabeth Ball and Mark Ball to Frank R. Hunt and Elizabeth A. Hunt as recorded on the 1st day of July, 2011 in Instrument No. 20110701-0050343 and Warranty Deed from Kimberly A. McEndree, married to Elizabeth Ball and husband, Mark Ball as recorded on the 27th day of February, 2004 in Instrument No. 20040227-0022502, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Frank R. Hunt and Elizabeth A. Hunt pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20130808-0083235, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION-PHASE SIX, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 316, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11, Book 6298, Page 495, Book 6852, Page 497 and Book 7207, Page 251 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 8163, Page 593.